



780-832-0996  
derek.estabrook@outlook.com

8221 102 Ave  
Peace River, Alberta

MLS # A2178791



**\$399,999**

<b>Division:</b>	Saddleback Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Split Level		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1-A
<b>Utilities:</b>	-

**Inclusions:** N/A

This beautiful Peace River 3 level split home is located in saddleback sitting on a big lot with no neighbors behind you and access to the playground, park and walking trails. Inside you front door you will find a spacious living room with a open concept feel with sightlines through your dining room and right into your beautiful kitchen with stainless steel appliances throughout. On your upper level you will find a large primary bedroom with access into your main 4 piece bathroom. Also upstairs you have 2 more good sized bedrooms. In the lower level you will see a large rec room with a natural gas fireplace, additional bedroom, laundry room and tons of storage. With tons of new renos in recent years including updated bathroom, flooring, garage door, siding and windows this is the perfect home. Topping it all off outside you have a beautiful fully fenced backyard with a large deck and pergola to enjoy the warm summer days. Don't miss out on this beautiful property and call to day for a viewing!